

**SITE PLAN COMMITTEE
SEPTEMBER 27, 2005**

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Julie Aitken, Bob Breslau and Jeff Evans. Also present were Planning and Zoning Manager Bruce Dell, Deputy Planning and Zoning Manager Marcie Nolan, Planner David Abramson and Secretary Janet Gale recording the meeting. Vice-Chair Sam Engel and James Aucamp were absent.

2. APPROVAL OF MINUTES: July 26, 2005

Mr. Breslau made a motion, seconded by Mr. Evans, to approve the minutes of July 26, 2005. In a voice vote, with Vice-Chair Engel and Mr. Aucamp being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLANS

3.1 SP 3-6-04, Victoria-Say Plaza, 6651 Stirling Road (B-2)

Gus Aguirre and Freddy Roye, representing the petitioner, were present. Mr. Abramson read the planning report.

Chair Aitken asked about the public participation meetings and Mr. Abramson responded that this application had been submitted prior to the ordinance going into effect.

Mr. Aguirre indicated that he had worked closely with staff to be sure the project complied with the Code. He added that the project had been approved by the Central Broward Water Control District. Using renderings and a color board, he answered questions posed by Committee members.

Mr. Breslau emphasized that according to the parking calculations submitted, the project provided only for retail uses in the buildings and he did not believe that was wise. Mr. Aguirre responded that he and the owner were fully aware of the parking space limitations.

Mr. Breslau asked that Mr. Aguirre address the dumpster location next to the entrance way as well as the loading zone located in front of the retail entrances. He offered alternative locations which would benefit the parking situation if the applicant was willing to implement them. Both the applicant and Committee members discussed the proposal and worked on the plans in considering the concept. Mr. Aguirre agreed to switch the dumpster location. Regarding the loading zone location, Mr. Aguirre explained that Broward County had requested that the area be reserved for a future right-of-way which may be needed by the shopping center to the west. He and Mr. Roye indicated that they were amenable to the suggestion of relocating the loading zone if it were permitted by the County.

Mr. Breslau had questions about the turning radius at a dead end area of the parking lot. While all agreed it was difficult and a vehicle would have to back out, the plan had the approval of the Engineering Department.

Mr. Evans questioned why the drainage was located at the front of the center. Mr. Aguirre explained that the drainage retention area and wetland mitigation area were combined and would be maintained as a feature of the center.

The discussion moved to the subject of the back of the building which faced the townhouses and Committee members were concerned with the residents' view. Mr. Aguirre advised that the rear parapet was to be 42 inches high and should screen all the mechanicals located on top of the roof. Mr. Evans indicated that this element should be indicated on the plans. Mr. Aguirre was confident that the mechanical equipment would be screened; however, he indicated that the parapet would be made to the height necessary to screen the units.

In discussing the landscape plans, Committee members were not familiar with the type of trees to be planted on the north perimeter wall, so Mr. Aguirre provided a description. Again the Committee was concerned with the view that the residents on the north would have and were mollified that the tree canopy which Mr. Aguirre described would eventually screen the back of the building.

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On discussing colors, the Committee agreed that they were not pleased with the rendering colors but approved of the colors on the sample board. Mr. Aguirre indicated that the canopy color would be a "brick red".

Mr. Breslau pointed out problem areas with the photometric plan which indicated that some areas of the parking lot were below 1.0. He suggested that the engineers rework the plans so that the parking areas and main driveway were not as dark as the photometrics illustrated.

There were some questions regarding the drainage and flow areas. Mr. Aguirre clarified the technical operation to the Committee's satisfaction; however, it was noted that the trees to be planted in the retention area needed to be acclimated to wet soil.

Chair Aitken asked Mr. Aguirre if he was in agreement with installing brick pavers in covered walkways as well as the crosswalk at the main entrance. Mr. Aguirre confirmed that he was agreeable; however, the sidewalk would require DOT's approval. Chair Aitken indicated that she would be satisfied as long as the crosswalk was clearly marked as a pedestrian crossing.

Mr. Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and the following items: 1) that the parking count was based on a retail use; 2) move the dumpster that is near the entry to an island location; 3) the loading zone that was at the retail on the east, try to move it to another location and the Committee recommended a 45° angle at the corner of the parking turn there; 4) the parapet at the rear, show a section that represents that anywhere on the roof, an air conditioner was placed so that it was screened from the rear; (the Committee felt that the parapet was too low); 5) on the rear of the building although it had not been designated, the applicant was to put a nice trim across the top of the parapet with stucco banding; 6) that the trees at the rear must accept wet conditions; 7) redo the photometric plan for a more consistent lighting pattern over the parking area as it appeared too dim in places; 8) all bays were to have square footage labels on each of the bays so the applicant could create a legend and the legend would tabulate to the tabulation on the sheet for the gross square footage that then related to the parking; and 9) that the crosswalks at the entrance must be designated with markings or pavers if DOT allowed. In a roll call vote, the vote was as follows: Chair Aitken – yes; Vice-Chair Engel – absent; Mr. Aucamp – absent; Mr. Breslau – yes; Mr. Evans – yes. **(Motion carried 3-0)**

3.2 SP 3-1-05, Davie Little Ranches, 5595 Orange Drive (RO)

Samuel Shapiro, the petitioner, was present. Ms. Nolan read the planning report. She advised that the Community Redevelopment Agency had a meeting and addressed the site plan. As a result, three recommendations had been made by the Agency and the petitioner had agreed to all three and completed two thus far.

Mr. Breslau expressed his contention that it was very difficult to maneuver a vehicle out of a parking space and he pointed to the area in the parking lot where this occurred. He maintained that although it met the Code requirements, in reality it was hazardous.

Mr. Shapiro was aware of the situation and he provided a revised set of plans which addressed the "backing out" issue. Mr. Breslau agreed that the revision was an improvement and the Committee recommended that it be implemented.

Upon Mr. Breslau's inquiry, Mr. Shapiro advised that a revised photometric plan would be submitted and it would include the new light-pole fixture details and specifications. Other items discussed were the dumpsters and how they were to be emptied; the materials for the dumpster's gate enclosure and the use of pavers to delineate the crosswalks. When asked about color selections, Mr. Shapiro indicated that he would duplicate the colors used on a previous project located at SW 61st Avenue. The Committee was familiar with that project.

Mr. Evans made a motion, seconded by Mr. Breslau, to approve subject to compliance with the Community Redevelopment Agency's recommendations as well as the planning report; 1) that the

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dumpster gate elevations be corrected to meet standards, get rid of the wood, and do some stucco banding similar to what was on the building; 2) correct the photometric plan and the light poles; 3) do paver crosswalks through the paved driveway; and 4) to provide additional backup space at the dead end parking area per the revised plan. In a roll call vote, the vote was as follows: Chair Aitken – yes; Vice-Chair Engel – absent; Mr. Aucamp – absent; Mr. Breslau – yes; Mr. Evans – yes. **(Motion carried 3-0)**

3.3 SP 3-3-05, Toral Professional Building, 4820 SW 64 Avenue (B-2)

Mark Engel, representing the petitioner, was present. Ms. Nolan read the planning report.

Mr. Engel used renderings and a color board to make a brief presentation. He answered questions and clarified the use for the building. There was a brief discussion regarding the color of the metal roof and Mr. Engel explained that it was a coated silver metallic. Committee members expressed that the building would be an asset to Davie Road.

Mr. Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and that crosswalks be designated with pavers if approved by DOT. In a roll call vote, the vote was as follows: Chair Aitken – yes; Vice-Chair Engel – absent; Mr. Aucamp – absent; Mr. Breslau – yes; Mr. Evans – yes. **(Motion carried 3-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no old business discussed.

6. COMMENTS AND/OR SUGGESTIONS

Committee members asked that it be clarified if a project was located within the Western Theme District or the Griffin Road Corridor in order for the vernacular of those districts to be implemented. Ms. Nolan assured the Committee that staff would make a point of it in the planning report.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:38 p.m.

Date Approved: _____

Chair/Committee Member